



Dalbury Road
Hall Green, Birmingham

- A Well Presented & Extended Semi Detached
- Three Bedrooms
- Extended Lounge Diner & Second Reception Room
- Extended Kitchen
- Utility & Guest WC
- Re-Fitted Family Bathroom
- South Facing Rear Garden

OIRO £360,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

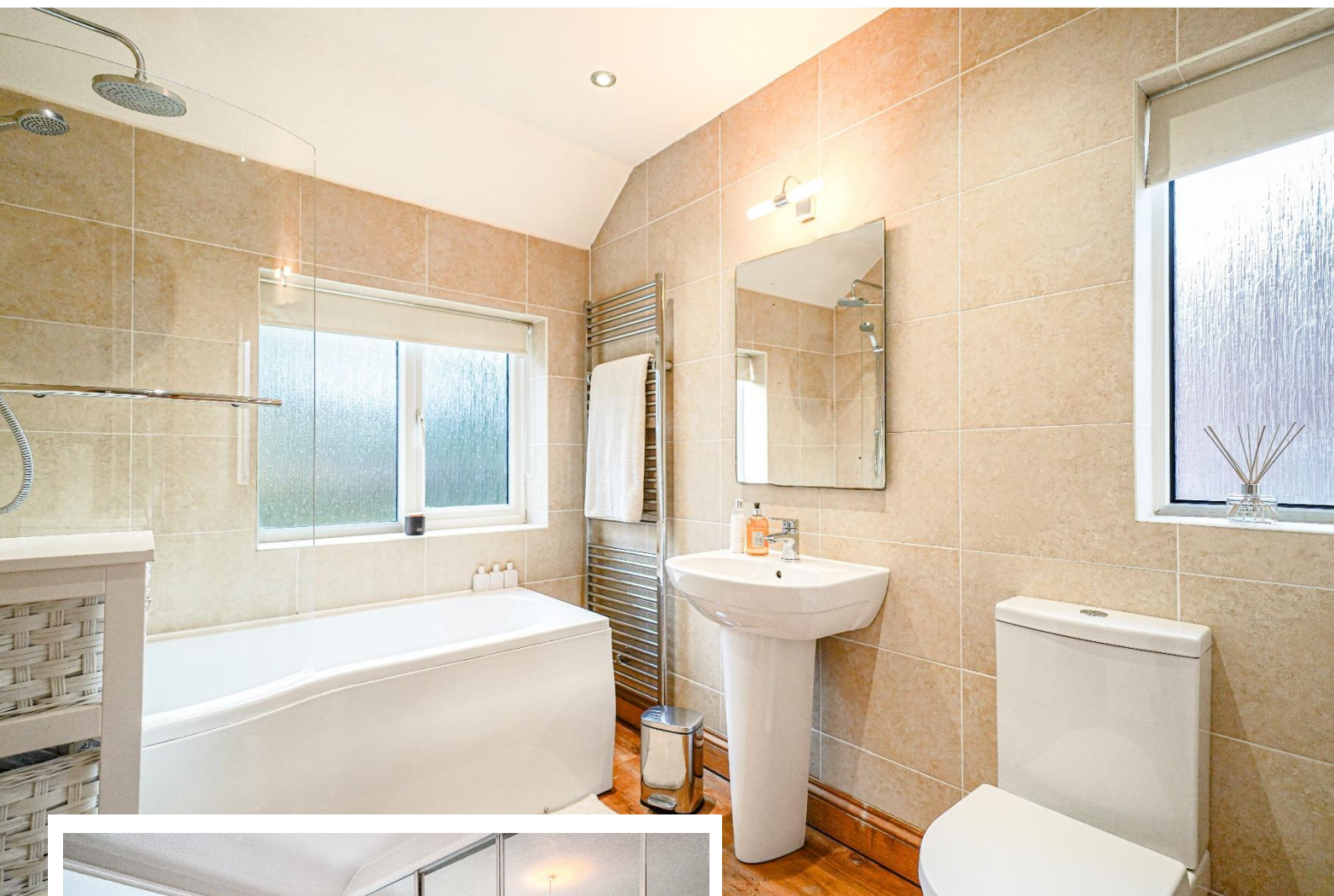
A well presented and extended three bedroom semi detached family home benefiting from extended lounge diner, second reception room, extended kitchen, utility, guest WC, re-fitted family bathroom, south facing rear garden, garage and off road parking

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges

Current council tax band – C



Rooms & Measurements

Entrance Hall

Reception Room One to Front - 4.06m x 3.4m (13'4" x 11'2")

Extended Lounge Diner to Rear - 6.55m x 3.35m (21'6" x 11'0")

Extended Kitchen to Rear - 5.18m x 2.06m (17'0" x 6'9")

Utility Room to Rear - 4.39m x 1.73m (14'5" x 5'8")

Downstairs WC - 2.21m x 0.66m (7'3" x 2'2")

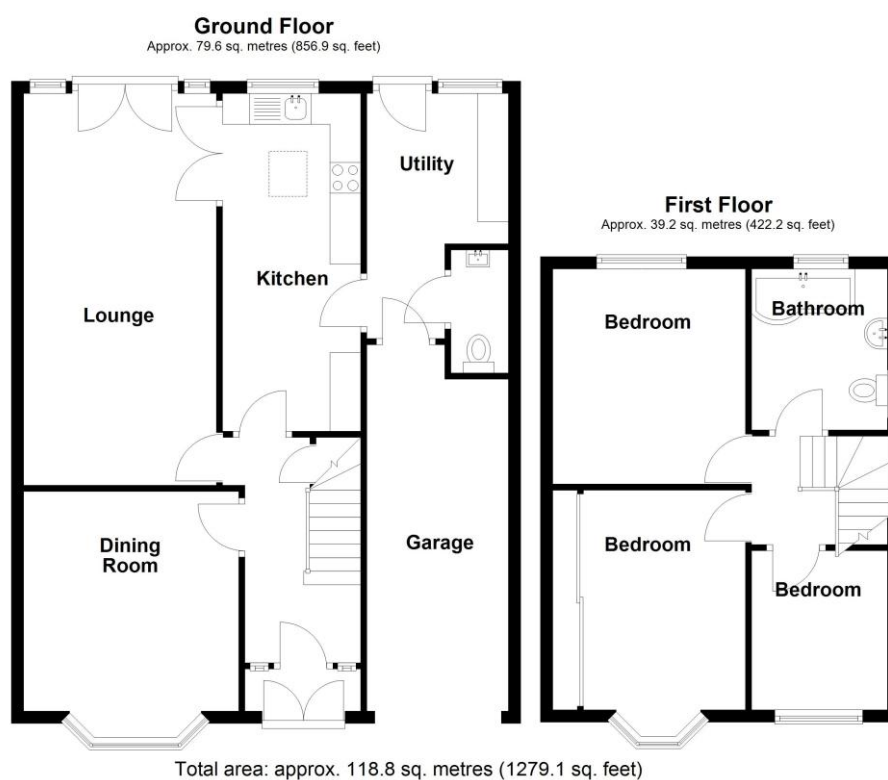
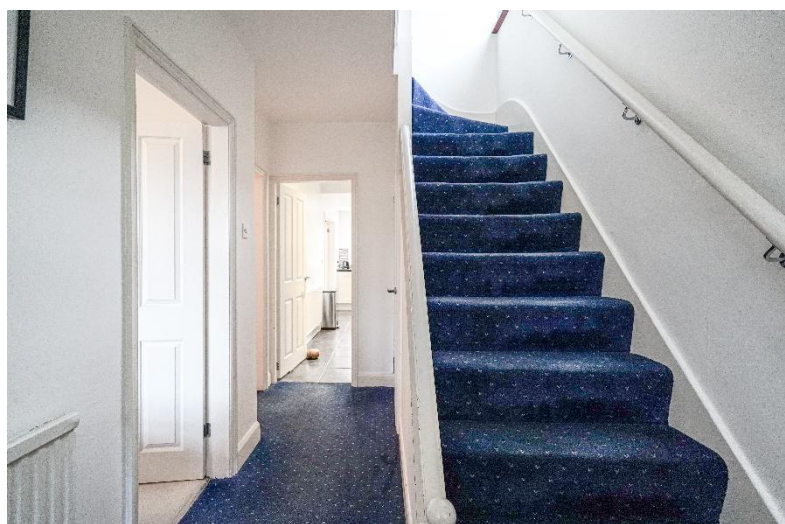
Bedroom One to Front - 4.01m x 2.57m (13'2" x 8'5")

Bedroom Two to Rear - 3.89m x 3.15m (12'9" x 10'4")

Bedroom Three to Front - 2.29m x 2.06m (7'6" x 6'9")

Re-Fitted Family Bathroom to Rear - 2.74m x 2.03m (9'0" x 6'8")

Garage - 4.57m x 1.91m (15'0" x 6'3")



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.